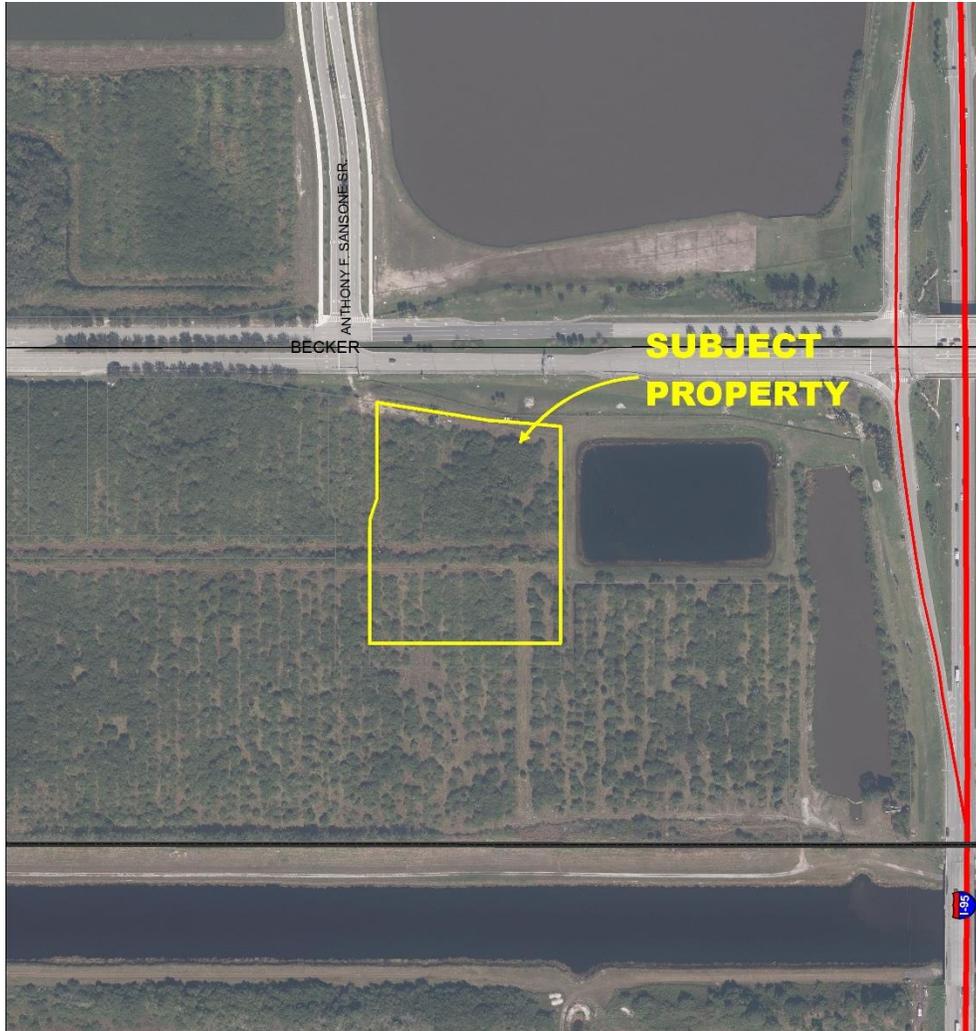




**Southern Grove-7 - Tesla  
Major Site Plan  
P24-215**



Project Location Map

**SUMMARY**

Applicant's Request:	An application for a major site plan to construct a 35,325 square foot Tesla dealership.
Applicant:	Lucido & Associates
Property Owner:	Mattamy Palm Beach, LLC & Tesla Florida Inc.
Location:	Southeast corner of SW Becker Road and SW Anthony F Sansone Sr Boulevard.
Project Planner:	Francis Forman, Planner III

**Project Description**

The City has received an application for site plan approval for a 35,325 square foot commercial project to construct a Tesla car dealership with associated maintenance bays. The subject property is located within the Southern Grove DRI and within the America Walks- Becker Road Master Planned Unit Development (MPUD). The proposed commercial building will house the dealership sales office, showroom floor and associated maintenance bays.

Per the America Walks – Becker Road MPUD, automobile, truck, boat and/or farm equipment sales and automobile service/ repair and maintenance of vehicles are permitted uses. No storage or display of vehicles are permitted outside an enclosed building unless an area for such use is designated on the approved site plan and does not reduce the required number of parking spaces for the building. The proposed site plan provides locations for storing for-sale of vehicles and meets the parking requirements of the MPUD.

The subject property is identified as Tract D, Tradition SG 7 Plat. The Tradition SG-7 Plat is located on the south side of Becker Road between I-95 and the Encore at Tradition property and consists of five parcels, four right-of-way tracts, and one stormwater tract. The plat was approved in 2024 and the required right-of-way and other infrastructure improvements are currently under construction. This application is dependent on construction of the extension of SW Anthony F. Sansone Sr. Boulevard south of Becker Road for access. Per the approved Tradition SG 7 Plat construction plans, a four-way signalized intersection is proposed for the intersection SW Anthony F. Sansone Sr Boulevard and Becker Road. At present, the intersection of SW Anthony F. Sansone Sr Boulevard and Becker Road is a limited signalized intersection that only allows a left turn from SW Anthony F. Sansone Sr. Blvd onto Becker Road or a right turn from onto Becker Road. The intersection of SW Anthony F. Sansone Sr. Blvd and Becker Road will remain restricted to right-in and right-out access only from the south until the traffic signal at this intersection is installed and operational.

**Previous Actions and Prior Reviews**

The Site Plan Review Committee recommended approval of the proposed site plan at the May 28, 2025, Site Plan Review Committee meeting.

**Location and Site Information**

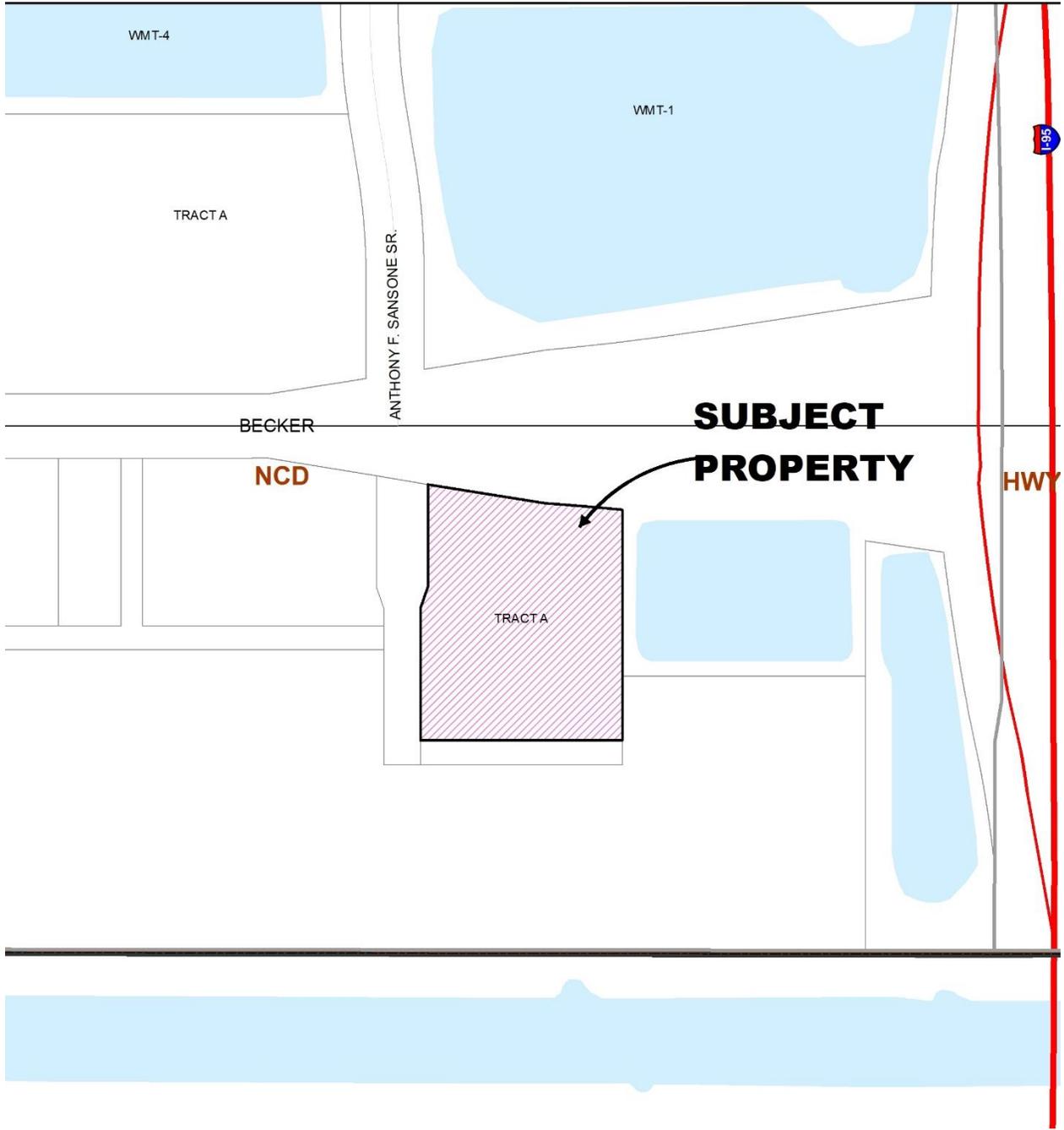
Parcel Number:	4335-700-0005-000-5
Property Size:	+/- 5.95 acres
Legal Description:	Tradition SG-7 Plat, Parcel D
Future Land Use:	NCD – New Community Development
Existing Zoning:	MPUD – Master Planned Unit Development
Existing Use:	Vacant

**Surrounding Uses**

Direction	Future Land Use	Zoning	Existing Use
North	NCD	MPUD	Water Management Tract
South	NCD	MPUD	Vacant
East	NCD	MPUD	Vacant
West	NCD	MPUD	Vacant

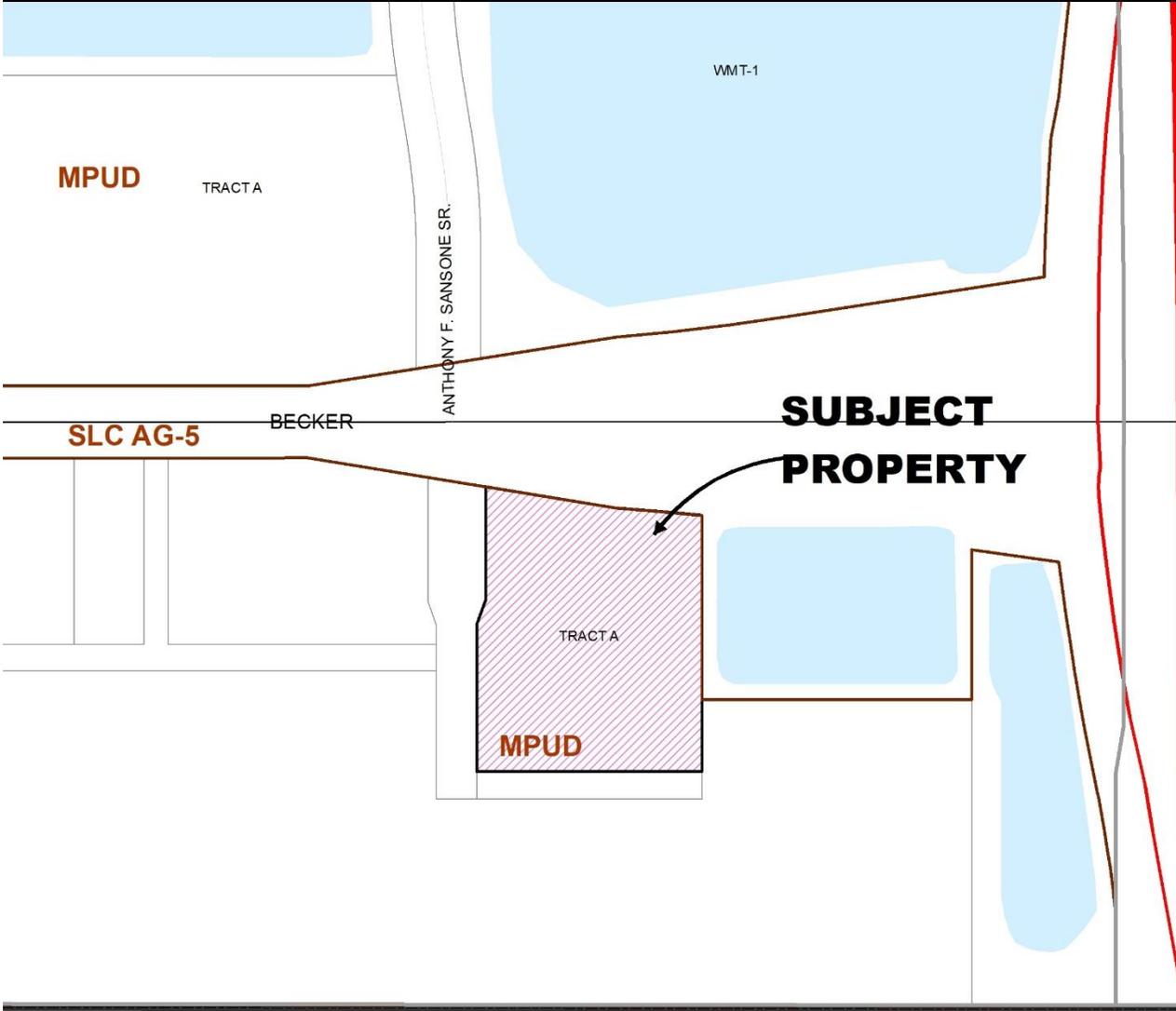
NCD – New Community Development, MPUD – Master Planned Unit Development

# FUTURE LAND USE



Future Land Use

# EXISTING ZONING



Zoning District

## IMPACTS AND FINDINGS

**ZONING REVIEW:** The project has been reviewed for compliance with the requirements of the America Walks – Becker Road MPUD (Master Planned Unit Development) zoning district and documented as follows: :

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>
<b>USE</b>	The property is located in the commercial mixed use area of the MPUD and automobile, truck, boat and/or farm equipment sales and automobile service/ repair and maintenance of vehicles are included in the list of permitted uses.
<b>DUMPSTER ENCLOSURE</b>	The site plan provides a 12' x 24' dumpster enclosure for general and recyclable refuse for the commercial site.
<b>ARCHITECTURAL DESIGN STANDARDS</b>	The applicant has provided elevations which have been reviewed and approved by the Tradition Design Review Committee.
<b>PARKING REQUIREMENTS</b>	The proposed use requires a total of 86 parking spaces, while 96 spaces including 4 handicap spaces will be provided.
<b>BUILDING HEIGHT</b>	Maximum building height permitted by the America Walks – Becker Road MPUD zoning district is 100' while the building is proposed to be 27'.
<b>SETBACKS</b>	Building setback lines depicted on site plan are consistent with the Code requirements.

**CONCURRENCY REVIEW:** The project is subject to the conditions of the Southern Grove DRI development order regarding the provision of adequate public facilities and documented as follows:

<b><i>CRITERIA</i></b>	<b><i>FINDINGS</i></b>
<b>SEWER/WATER SERVICES</b>	The City of Port St. Lucie Utility Systems Department will provide water and sewer service. A developer's agreement with the City Utilities Department, that is consistent with the adopted level of service, is required prior to issuance of building permits.
<b>TRANSPORTATION</b>	The Traffic Report prepared by Kimley-Horn & Associates, Inc. dated March 7, 2025, was reviewed by the Public Works Department and the 3 <sup>rd</sup> party consultant WSP, Inc., and found to be in compliance with the transportation elements and the adopted level of service and requirements of Chapter 156 of City Code, and

	Public Works Policy 19-01pwd. See the attached Public Works traffic memo.
<b>PARKS AND OPEN SPACE</b>	Not applicable to non-residential development.
<b>STORMWATER</b>	Proposed stormwater drainage systems will comply with the requirements as presented by all pertinent agencies.
<b>SOLID WASTE</b>	Solid waste impacts are measured and planned based on population projections on an annual basis. There is adequate capacity available.
<b>PUBLIC SCHOOL CONCURRENCY</b>	Not applicable to non-residential development.

**NATURAL RESOURCE PROTECTION (Chapter 157)**

An environmental assessment statement was provided. The property is currently vacant. The site does not contain any native upland habitat associates or State jurisdictional wetlands. Preservation and mitigation requirements for the entire Southern Grove DRI are addressed in the South Florida Water Management District (FWMD) and Army Corps of Engineers (ACOE) permits.

**OTHER**

**Fire District:** The access location (external and internal) has been reviewed by the Fire District for safety purposes.

**Public Art (Chapter 162):** This project is subject to Chapter 162 of the Code of Ordinances, Art in Public Places. The subject property is included in the list of projects whose public art requirements are being met through the Heart in the Park Alternative Equivalent proposal.

**STAFF RECOMMENDATION**

The Site Plan Review Committee recommended approval of the proposed site plan at the May 28, 2025 Site Plan Review Committee meeting. The Planning and Zoning Department staff finds the request to be consistent with the direction and intent of the City’s Land Development Regulations and policies of the Comprehensive Plan and recommends approval.